

**MINUTES OF THE REGULAR MEETING OF THE  
KINGSPORT HISTORIC ZONING COMMISSION**

May 12, 2014

1:30 p.m.

**Members Present**

Jim Henderson, Chairman  
Liza Harmon, Vice-Chairman  
Perry Crocker, Secretary  
Ted Como  
Hoyt Denton

**Members Absent**

Jewell McKinney  
David Oaks

**Staff Present**

Corey Shepherd, Planner

**Visitors Present**

Adam Roach  
Justus Fry  
Skip Norrell  
William Munsey  
Debbie Waggoner

Jim Henderson, Chairman of the Historic Zoning Commission (HZC), opened the regular meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the March , 2014 regular meeting. On a motion by Commissioner Denton, seconded by Commissioner Como the regular meeting minutes were unanimously approved as amended.

Under "New Business," the Commission addressed the request to consider granting a Certificate of Appropriateness for 410 West Sullivan Street, located in the Park Hill Historic District. The request was submitted by Mr. William Munsey. The request is to receive a Certificate of Appropriateness to approve the construction of a deck at the rear of the home yet visible from Sullivan Street. Next, the applicant wishes to build the structures necessary for some outdoor recreation activity at the rear of his home. Lastly, Mr. Munsey hopes to make some landscaping changes which will include the removal of dead vegetation at the front of his home.

First, Mr. Munsey commented that he may not remove the entire tree at the front of the home because it appears that it may not be completely dead at this point. Mr. Munsey stated that he hopes to complete this project in four phases. Next, he pointed out that the drawings he provided for the packet do not accurately depict his plan for the project. The deck is to be extended to be level with the steps up from the sidewalk on Sullivan Street. Also, Mr. Munsey hopes to shrub the perimeter fence area. The Commission questioned exactly how visible this project would be from Sullivan Street. Chairman Henderson encouraged the Commissioner assigned to the Park Hill Historic District, Commissioner Denton, to provide his input on the project. Commissioner Denton stated that the project would enhance the look of the property. He went on to state that he agreed with Dan Brown's, Tennessee Historical Commission, perspective that the Commissions should stay away from strict landscaping guidelines. Chairman Henderson hoped that the deck would be painted to match the approved colors of the Park Hill Historic District. After much discussion, it was decided that Mr. Munsey would be allowed to stain the deck he is to build. With the slight dimensional change to the porch and the repainting added to the COA, the COA, under a motion from Vice-Chairman Harmon seconded by Commissioner Como, the Commission voted

unanimously to approve the COA as presented. This COA is good for a two year timeline and the HZC also stated that they would be willing to grant an extension.

As a result, the Commission hopes to tie a timeline to all COAs moving forward per project. Planner Shepherd indicated that he would draft some language for a timeline for COAs to be added to the guidelines.

The next item under “New Business,” the Commission addressed the request to consider granting a Certificate of Appropriateness for 274 Hammond Ave, located in the Park Hill Historic District. The request is submitted by Talina Zsido and represented by Adam Roach and Justus Fry. The request is to receive a Certificate of Appropriateness to approve replacement of the porch windows and to repaint the home. The representatives provided detailed sketches and photos documenting the details of the proposed project. Planner Shepherd pointed out that the current three window layout on the sun porch is not original to the structure.

There was much discussion pertaining to the project which mostly involved the Commission commending the work of Mr. Fry in the Park Hill Historic District. The Commission asked if there were any changes planned for the door. Mr. Roach indicated that the door would be rehabbed. The COA would be granted to allow the applicant to remove 5 windows and install 5 windows. The sun porch window layout would change to a two window layout. The windows to be installed would be double hung with a 6 over 6 pattern and a 4 paned window beside the door. The house is to be repainted the approved colors for the Park Hill Historic District. This prompted Mr. Skip Norrell to ask the Commission if a COA is required to repaint a home. Planner Shepherd indicated that a COA is required for repainting. He went on to say that if the applicant can produce documentation (or some other means of proving that, “Stewart House Brown” and “Desert Floor Brown” or an identical color of another brand, will be used) the COA can, but not always, be approved “in-house”. Planner Shepherd used the example from January 2014 in which Ms. Gardner had several choices to paint her home because it was on Watauga Street. The Park Hill Historic District guidelines are much more rigid in terms of color. Being no further discussion, on a motion from Commissioner Denton seconded by Commissioner Crocker, the Commission unanimously approved the COA request.

During the “Other Business” portion of the meeting the Commission reviewed an in-house approval at 709 Yadkin Street and 211 W Wanola Ave. The 709 Yadkin Street in-house approval was for a roof replacement and the 211 W Wanola Ave in-house was for roof replacement, repaint (using approved colors), and some minor landscape improvements. Planner Shepherd then directed the Commission’s attention to the three HZC reappointments for 2014. Commissioners Oaks, McKinney, and Crocker were all reappointed for another two year term on the HZC. Planner Shepherd stated that there was to be a public meeting with the potential developer of the Bray Site property on the Wednesday, May 14, at 6:00pm in the Bob Clear Conference Room. This would be a forum for residents of the Park Hill Historic District and Commissioners to speak about the project. The HZC mentioned the importance of this project.

During the public comment portion of the meeting, Mr. Justus Fry further discussed the in-house approval process for repainting within the Park Hill Historic District. He said, “if a house is green and white and the roof is new and green, do they have to repaint the house the approved colors?” He stated that he was asking for Todd Mead, owner of one half of the duplex on Wanola Street. They want to repaint but do not want to repaint half of the duplex brown and the other half green. Mr. Fry then said that the roof has “at

least years of life left.” Commissioner Harmon stated that would be a difficult situation to address. Mr. Fry went on to say that the other half of the duplex is for sale. Mr. Norrell stated, “previous Boards have looked at the last section of the design guidelines and said that at times certain aspects of a community become historical themselves.” Planner Shepherd advised Mr. Fry to instruct the property owner to follow the historic zoning procedure for the repainting and further noted that the complicated nature of the repainting may need to be addressed before a regular meeting of the KHZC.

There being no further business, the meeting adjourned at 2:45 p.m.

Respectfully Submitted,

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Perry Crocker, Secretary